

***TOWN OF NEWFIELDS BOARD OF SELECTMEN  
Public Meeting Minutes of the Decision of the Expansion  
Of the Village Water and Sewer District  
TUESDAY, FEBRUARY 19, 2013***

***Present: Selectmen: Tom Hayward, Michael Woodworth and John Gajewski. Others include: Clay Mitchell, Town Planner.***

***Call to order at 7:00pm.***

Tom Hayward, Chairman of the Board of Selectmen, opened the meeting to anyone who has anything to add to the discussion of the expansion of the Village Water and Sewer District.

Michael Price asked for the facts and numbers to support the overriding decision that the water and sewer extension will bring in added revenue. Clay Mitchell responded that he had prepared an estimated feasible study of other town development of increased tax revenues that supply water and sewer to the commercial district:

- 1.) generally commercial property brings in revenue
- 2.) Multi-family housing is also tax positive, but is not allowed in Newfields.

The 44% connection reimbursement fee for the developer was part of the original rules and regulations of the water and sewer board in 1989. The cost is \$1,950.00 per bedroom which the property owner may pay over time. The connection fee can be used by the developer to offset the cost of the expansion (developer receives \$850. per bedroom and the Water & Sewer District receives \$1,100.). If there is further development, the new developer will also receive money back.

If the district is expanded, the new residents will also be voting members whether they are connected or not to the water and sewer lines.

Tom stated that the Selectmen will have no problem granting a waiver to allow property owners to avoid connection if they sign up and meet all the criteria of the waiver.

Ray Buxton stated there will be a pilot study this summer by the DES to identify possible changes that can be made since the plant will need to be upgraded within the next 5 years.

Tom closed the meeting to public comment and asked for each Selectman's decision.

Michael Woodworth said the Water and Sewer District filed the petition for expansion and came before the Board to request the expansion of the District. The request was evaluated as far as sewer capacity and available water. The bonus is that the developer will pay the cost. On the other hand, who gets hurt? There will be a negative impact of the connection costs to property owners, but waivers are available. Dealing with the upcoming environmental issues, this will be on the positive side. Vote: Yes.

John Gajewski stated he is in favor of the expansion and agrees with Michael on the issues of capacity and the available waiver. He also feels it will encourage some development. Vote: Yes.

Tom Hayward also stated he is in favor since it is a step in the direction of a plan and he has the utmost respect for the Water and Sewer to do the best for the Town. Vote: Yes.

John made a motion to accept the expansion of the Village Water and Sewer District. The motion was seconded by Michael. All were in favor and the motion passed.

Tom noted that the next meeting will be the Annual Meeting of the Village Water and Sewer District at the end of April 2013. Ray stated the Warrant will be noticed as a Town Meeting 15 days before the meeting and will be posted in 3 places, as well as, on the Town Marquee and Web Page.

Adjourn 7:45pm.

Respectfully submitted,

Donna C. Newman  
Deputy Town Clerk